

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF \$	0

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.
FILE #

79850-374

Building Address 711 S. 15th St.
Parcel No. 2945-242-12-031
Subdivision Boise Cascade Resubdivision
Filing _____ Block _____ Lot 2

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name _____
Address _____
City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____

APPLICANT INFORMATION: Mike Leidich
Name Robinson Brick Company
Address 1845 West Dartmouth Ave.
City / State / Zip Denver, Co 80110-1308
Telephone 303-783-3047

* FOR CHANGE OF USE:
*Existing Use: _____
*Proposed Use: _____
Estimated Remodeling Cost \$ 40,000
Current Fair Market Value of Structure \$ 563,970.00

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>I-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>NA</u>
Side _____ from PL Bear _____ from PL	Parking Requirement <u>NA</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>Primary use: wholesale warehouse with accessory uses all others as noted in attached letter.</u>
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Mike Leidich Date 9/29/05
Department Approval Dayleen Henderson Date 9-29-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO SWR / WTR Change.</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/29/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



CONFIDENTIAL

VIA HAND DELIVERY

September 29, 2005

Grand Junction Community Development Department
250 N. 5th Street
Grand Junction, CO 80501

RE: 711 S. 15th Street, Grand Junction, Colorado

To Whom It May Concern:

The Robinson Brick Company is evaluating opening a store location at the above referenced address in Grand Junction. We would like to confirm that our use conforms to all city regulations for this site.

For 125 years, Robinson Brick Company has been a leader in manufacturing and supplying the finest quality brick, block, Thinbrick™, and natural stone Thinrock™ products. Robinson Brick Company produces the highest quality FBX+ brick, and was the first brick manufacturer in North America to register its quality systems to the ISO 9001 standard. Robinson Brick Company mines their own clay and manufactures brick from their plant located on 50 acres in Denver.

Robinson Brick Company distributes product throughout the United States and Canada through distributor alliances and solely owned masonry and design centers located in Colorado, Montana, Wyoming, Nebraska, and Illinois. The company also owns Robinson Block Company, operating three concrete block manufacturing plants in Colorado and Wyoming.

The use of this facility would be similar to the sales facility at our main location located in Denver and is expected to consist of the following:

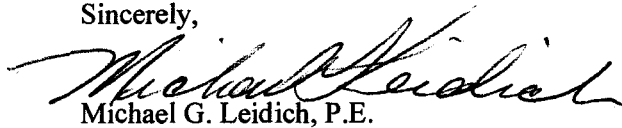
1. Sales – our sales are primarily wholesale to account customers - 92% of sales. These customers are generally developers, builders, contractors and/or masons. There will also be some retail sales to non-account customers – 8% of sales. These are generally walk-in customers.
2. Showroom - We would have a showroom to feature our products. Typically the account customers have their clients come to our showroom to select the type and colors of products. The showroom would also be open to all others that want to view our products.
3. Warehouse – inside storage and loading. A portion of the building would be used for storing product that needs to be protected from the weather.

4. Outside storage and loading. The fenced yard would be used to store our products consisting for the most part of brick, concrete block, synthetic stone veneer (Cultured Stone), Robinson Rock real stone thin veneer, and other masonry related products.
5. Delivery service for our products.
6. Classes and training for the proper installation of our products.
7. Office for administrative functions.

We are looking forward to being a part of the Grand Junction area and hope to be a major contributor of high quality and beautiful masonry related products to aid in the growth of the area. Please let me know as soon as possible if our use meets the requirements for this location. We look forward to a long and rewarding relationship.

Thank you in advance for your time to review this request. If you have any questions or concerns please contact me at 303 783-3047 Office or 720 314-3047 Cell.

Sincerely,



Michael G. Leidich, P.E.

Vice President of Business Development

Cc: Robert Jaster, President and CEO
Mark Stutz, Vice President of Sales